

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Quincy Consortium

State: MA

PJ's Total HOME Allocation Received: \$12,419,877

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	C	Overall
Program Progress:			PJs in State:	19			
% of Funds Committed	90.68 %	93.30 %	15	91.92 %	37		41
% of Funds Disbursed	86.56 %	86.81 %	11	82.65 %	56		59
Leveraging Ratio for Rental Activities	7.46	7.59	1	4.67	100		100
% of Completed Rental Disbursements to All Rental Commitments***	91.79 %	92.65 %	13	81.09 %	37		41
% of Completed CHDO Disbursements to All CHDO Reservations***	65.90 %	72.25 %	14	68.72 %	38		37
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	80.95 %	82.22 %	11	79.93 %	39		40
% of 0-30% AMI Renters to All Renters***	46.43 %	50.43 %	12	44.94 %	49		51
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.40 %	97.11 %	10	94.87 %	52		55
Overall Ranking:			In State:	10 / 19	Nationally:	63	64
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$34,338	\$26,417		\$25,717	168	Units	29.60 %
Homebuyer Unit	\$7,457	\$16,086		\$14,669	189	Units	33.30 %
Homeowner-Rehab Unit	\$11,801	\$14,931		\$20,391	209	Units	36.90 %
TBRA Unit	\$850	\$3,629		\$3,201	1	Units	0.20 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Quincy Consortium MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$121,971	\$113,814	\$13,393
State:*	\$142,584	\$99,955	\$22,892
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 2.8 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.19

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	82.7	88.4	92.3	100.0
Black/African American:	10.1	1.6	0.5	0.0
Asian:	3.6	1.6	3.3	0.0
American Indian/Alaska Native:	0.0	0.5	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	2.4	3.7	3.8	0.0

ETHNICITY:

Hispanic	1.2	4.2	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	69.6	28.0	40.7	100.0
2 Persons:	13.1	18.5	27.8	0.0
3 Persons:	8.9	14.8	15.3	0.0
4 Persons:	4.2	20.6	10.5	0.0
5 Persons:	0.6	12.7	3.8	0.0
6 Persons:	3.6	3.7	1.0	0.0
7 Persons:	0.0	0.5	1.0	0.0
8 or more Persons:	0.0	1.1	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	61.9	29.1	21.1	100.0
Elderly:	11.3	1.1	41.6	0.0
Related/Single Parent:	16.7	19.6	10.0	0.0
Related/Two Parent:	4.8	45.5	23.9	0.0
Other:	5.4	4.8	2.9	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	13.7	0.5 [#]
HOME TBRA:	7.1	
Other:	15.5	
No Assistance:	63.7	

of Section 504 Compliant Units / Completed Units Since 2001 28

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Quincy Consortium State: MA Group Rank: 63
(Percentile)
State Rank: 10 / 19 PJs Overall Rank: 64
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	91.79	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	65.9	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	80.95	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	99.4	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	2.21	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

